



An
Bord
Pleanála

Board Order
ABP-308668-20

Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F20B/0202

Appeal by Mark and Rachel Jackson care of Joseph English Architects of Park House, Ballisk Court, Donabate, County Dublin against the decision made on the 20th day of October, 2020 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Retention of existing garage conversion and renovation to games room, additional height to existing shed walls with the addition of new flat roof to facilitate replacement of existing dilapidated roof and garage conversion with ancillary works, at 1 Thormanby Woods, Howth, County Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the nature, design and scale of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the visual or residential amenities of the area or the visual or residential amenities of properties in the vicinity. The retention of the development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The external walls of the structure shall be finished in nap plaster within six months of the date of this Order.

Reason: In the interest of visual amenity.

3. The permitted structure shall not be used as habitable accommodation.

Reason: In the interest of residential amenity.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Details in this regard shall be submitted for the written agreement of the planning authority within three months of the date of this Order.

Reason: In the interest of public health.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2021.